

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**ASSOCIATION OF VILLAS OF ANDALUS
II PROPERTY OWNERS ASSOCIATION
MANAGEMENT CERTIFICATE**

As Required By Section 209.004, Texas Property Code

NOTICE IS HEREBY GIVEN that the below property is controlled by a mandatory homeowners association.

- 1. SUBDIVISION INFORMATION:** Association of Villas of Andalus Phase II is a phased addition to the City of Irving, Dallas County, Texas. The plat of Phase II was recorded on May 18, 2010, as Document No. 201000124716, Plat Records, Dallas County, Texas.
- 2. DECLARATION INFORMATION:** Lots in the Association of Villas of Andalus Phase II are subject to the Declaration of Covenants, Conditions & Restrictions for Association of Villas of Andalus Phase II, recorded on August 22, 2011, as Instrument No. 201100220322, Real Property Records, Dallas County, Texas, as it may be amended from time to time.
- 3. NAME OF PROPERTY OWNERS ASSOCIATION:** Association of Villas of Andalus Phase II Owners Association, Inc.
- 4. HOW TO CONTACT THE ASSOCIATION THROUGH ITS MANAGING AGENT:**

clo Texas Star Community Management, LLC
6401 S. Custer Road
Suite 2020
McKinney, TX 75070

Phone: (469) 899-1000
Fax: (469) 533-8836
Website: www.townsq.io
Resales Certificates: www.homewisedocs.com
Email: manager@tscmanagement.com

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$300.00
Statement of Account	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$150.00
Lender Questionnaire:	Up to \$200.00

DATED: August 22, 2021

**ASSOCIATION OF VILAS OF ANDALUS PHASE II
OWNERS ASSOCIATION,**
a Texas property owners association

By: **TEXAS STAR COMMUNITY MANAGEMENT,
LLC.,**
a Texas corporation, its managing agent

By: *Susan Garrett*
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

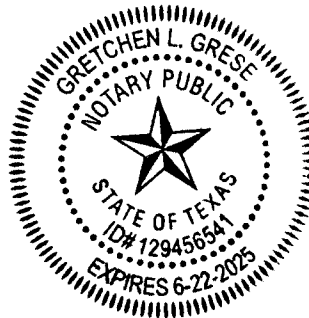
**THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §**

BEFORE ME, the undersigned notary public, on this day personally appeared Susan Garrett, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and in the capacity therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 22 day of

August

Gretchen L. Grese
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**



**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202100253564

eRecording - Real Property

Recorded On: August 25, 2021 10:43 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$30.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100253564
Receipt Number: 20210825000440
Recorded Date/Time: August 25, 2021 10:43 AM
User: Lynn G
Station: CC18

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX

A handwritten signature in black ink, likely of John F. Warren, the Dallas County Clerk.